



CITY OF MOUNTAIN VIEW



MEMORANDUM
Community Development Department

DATE: February 1, 2016

TO: Randy Tsuda, Community Development Director

FROM: Terry Blount, Assistant Community Development Director/Planning Manager

SUBJECT: February 1, 2016 – Planning Division Update

The purpose of this memorandum is to inform you about the status of *notable* development projects and long-range planning efforts in the City. I understand that other parties interested in following development and policy changes in the community will likely use this memorandum, so I've also included the name of the project planner assigned to each project and the name of the applicant. Members of the public can click on the project planner's name to email them directly or click on the project website if one is available to find out more about the project. Also included are symbols to let you know whether something is approved – , and/or under construction – . Changes to this month's update are underlined. Finally, the projects are organized by *General Plan Change Area* and *Neighborhood Planning Areas* (see Attachment 1 – Map: Planning Division Update for the location of listed projects).

NORTH BAYSHORE CHANGE AREA

1. North Bayshore Precise Plan Update

On February 3, 2015, the City Council directed staff to amend the North Bayshore Precise Plan to include residential land uses. This process is anticipated to take approximately 2 years and will include many opportunities for public participation. This Precise Plan update comes after the adoption of the North Bayshore Precise Plan in November 2014 and completion of the Bonus FAR application review in May 2015.

To date, two community workshops have been conducted and initial discussions regarding potential land use scenarios have taken place with the Environmental Planning Commission (EPC) and City Council. Next the EPC will consider initial Precise Plan policy topics at their February 3, 2016 meeting. Then the City Council will review these policy topics at their March 1, 2016 meeting. Additional meetings with the EPC and City Council will then be scheduled to review additional policy

related materials. Additional information on the Precise Plan Update process and upcoming meetings is available on the City's website.

- Project Planner: [Martin Alkire](#)
- Website: [North Bayshore Precise Plan Update](#)

2. North Bayshore Trip Cap Report

On June 23, 2015, the City Council accepted the City's North Bayshore Trip Cap Report. Updated North Bayshore traffic counts were then taken in fall, 2015. This information is available on the [City's website](#).

- Project Planner: [Martin Alkire](#)

3. North Bayshore Development Impact Fee (Nexus Study)

On June 16, 2015, the City Council authorized a contract with Economic Planning Systems, Inc. to develop a North Bayshore Development Impact Fee. This fee is expected to be considered for adoption by the City Council on February 23, 2016.

- Project Planner: [Martin Alkire](#)

4. Intuit (2600 Marine Way)

Request for a Zoning Map Amendment from the ML (Limited Industrial) district to the P (Planned Community) district, a Planned Community Permit for two 1.0 office buildings with approximately 364,000 square feet and two new parking structures replacing 133,000 square feet of existing buildings, a Development Agreement, and a Heritage Tree Removal Permit for the removal of 40 Heritage trees located on a 9.62 acre project site.



- Status/Next Step(s): Approved. Construction started in June 2014 and is anticipated to be completed in 2016.
- Planning Area: North Bayshore
- Project Planner: [Stephanie Williams](#)
- Applicant: Intuit Inc.

5. Charleston East (2000 North Shoreline Boulevard)

Request for the informal review of a 595,000 square foot office building, including approximately 72,000 square feet of retail/amenity space and associated underground parking under a dome and the removal of approximately 57 heritage trees on a vacant 18.6 acre project site. The site is bounded by Charleston Park to the west, Amphitheatre Parkway to the north, North Shoreline Boulevard to the east and Charleston Road to the south in the P-39 (North Bayshore) Precise Plan.

- Status/Next Steps(s): The applicant submitted an informal application in October 2015.
- Planning Area: North Bayshore
- Project Planner: [Stephanie Williams](#)
- Applicant: Google Inc.

6. Charleston Retention Basin Habitat Restoration Project 

In January 2014, Google submitted an application for a habitat restoration project at the Charleston Retention Basin. The project includes restoration and enhancement of wetlands, the surrounding landscape, and trail system for the area.

- Status/Next Step(s): Approved.
- Planning Area: North Bayshore
- Project Planner: [Stephanie Williams](#)
- Applicant: Google, Inc.

7. Broadreach (1625 Plymouth Street)

Request for a Planned Community Permit for a new six story, 224,505 square foot office building and parking structure on a vacant 5.15 acre lot, located on the south side of Plymouth Street between North Shoreline Boulevard and Alta Avenue.

- Status/Next Step(s): Under review.
- Planning Area: North Bayshore
- Project Planner: [Stephanie Williams](#)
- Applicant: Broadreach Capital Partners

8. 1400 North Shoreline Boulevard (LinkedIn and Sywest)

Request for a Master Plan for a mixed-use development, and a Planned Community Permit for 1,491,789 square feet of office, 93,036 square feet of retail and restaurant space, 98,000 square feet of athletic club, 88,500 square feet of theater, and a 98,969 square foot hotel, over two levels of underground parking and one level of podium parking, for a total gross building area of 1,870,294 square feet and a 1.69 total gross building FAR.

- Status/Next Steps: The environmental review is currently underway and a Development Review Committee (DRC) meeting is scheduled for February 3, 2016 to review the office plans.
- Planning Area: North Bayshore
- Project Planner: [Melinda Denis](#)
- Applicant: LinkedIn and Sywest

9. Shashi Hotel (1625 North Shoreline Boulevard)

Request for a Planned Community Permit to construct a five-story, 200-room hotel and a four-level parking structure and a Heritage Tree Removal Permit to remove 4 Heritage trees on a 1.39 acre site. The site is located on the southeast corner of North Shoreline Boulevard and Space Park Way in the P-39 (North Bayshore 2014) Precise Plan.



- Status/Next Steps(s): Under review.
- Planning Area: North Bayshore
- Project Planner: [Mariya Hodge](#)
- Applicant: Shashi Hotel

10. Microsoft (1045-1085 La Avenida Street)

Informal review of a request for a Planned Community Permit to demolish three office buildings (1, 3 & 4), renovate two existing office buildings (2 & 5), construct a new two to three story main office building and a new three-level parking garage, and a Heritage Tree Removal Permit for the removal of 90 Heritage trees. The net new square footage is 128,000 square feet to the existing 515,000 square feet of office space. The 32-acre project site is located at the southeast corner of La Avenida Avenue and Macon Avenue in the P-39 (North Bayshore 2014) Precise Plan.



- Status/Next Steps(s): Under review.
- Planning Area: North Bayshore
- Project Planner: **Nancy Minicucci**
- Applicant: Microsoft

SAN ANTONIO CHANGE AREA

11. Prometheus (400 San Antonio Rd.)

Review of a request for a Planned Community Permit to construct 600 apartment units, in two 5-story buildings and one 7-story building and 9,400 square feet of commercial space to replace 7 existing retail, office and industrial buildings totaling approximately 80,670 square feet on a 5.7 acre site, on the west side of San Antonio Road between Fayette Drive and Miller Avenue in the P-40 (San Antonio Center) Precise Plan.

- Status/Next Step(s): Council and the DRC reviewed the informal submittal fall 2015. A DRC meeting is scheduled for February 17, 2016 to review the formal submittal.
- Planning Area: San Antonio/Rengstorff/Del Medio
- Project Planner: **Terry Blount**
- Applicant: Prometheus Real Estate Group

12. Merlone Geier Partners (MGP) Phase II (405 San Antonio Rd.)

In December 2014, Council approved a request for a mixed-use development on 9.9 acres. The project consists of office (360,909 square feet), retail/commercial (107,835 square feet), cinema (approx. 1410 seats) and hotel (167 rooms) totaling approximately 1,080,800 square feet.



- Status/Next Step(s): Approved. Construction is underway for the office buildings. Building permit plans for the hotel, cinema, and parking garage are currently under review.
- Website: [San Antonio Center](#)
- Planning Area: San Antonio/Rengstorff/Del Medio
- Project Planner: [Nancy Minicucci](#)
- Applicant: Merlone Geier Partners

13. The DeNardi Group (2645 & 2655 Fayette Drive)

Request for a Development Review Permit and Tentative Map for a new four-story, 24-unit condominium development with underground parking and a Heritage Tree Removal Permit for nine trees on a 0.65-acre site located on the south side of Fayette Drive in the R3-D (Multiple-Family) District. The project will replace a commercial building and six existing residential units.



- Status/Next Step(s): Incomplete; awaiting revisions.
- Planning Area: San Antonio/Rengstorff/Del Medio
- Project Planner: [Mariya Hodge](#)
- Applicant: The DeNardi Group

14. 250 San Antonio Circle (Community School of Music and Art)

Request for a Planned Community Permit to allow construction of a new building and parking lot associated with the Community School of Music and Art replacing two existing auto repair buildings.



- Status/Next Step(s): Under review.
- Planning Area: San Antonio/Rengstorff/Del Medio
- Project Planner: [Lisa Ring](#)
- Applicant: John Miller Architects

EL CAMINO REAL CHANGE AREA

15. 2300 W. El Camino Real

In February 2015, the applicant submitted a Planned Community Permit and a Provisional Use Permit for the remodel and expansion of an existing hotel, to allow a four-story, 117 room hotel with a level of underground parking. The project site is located on the north side of El Camino Real between Ortega Avenue and South Rengstorff Avenue in the El Camino Real Precise Plan (P38) District.

- Status/Next Step(s): Awaiting revisions.
- Planning Area: San Antonio/Rengstorff/Del Medio
- Project Planner: [Diana Pancholi](#)
- Applicant: Arris Studio Architects

16. Lennar Multi Family Communities (2268 W. El Camino Real)

In June, the applicant applied for a Planned Community Permit and Development Review Permit for a new 3 to 4 story, 204-unit residential apartment project with underground parking on a 2.6 acre site replacing the 21,026 square foot Olive Tree Shopping Center and 4 single-story commercial structures along El Camino Real and Latham Street. This property is located on the north side of West El Camino Real and the south side Latham Street between Ortega Avenue and South Rengstorff Avenue in the P-38 (El Camino Real) Precise Plan.

- Status / Next Step(s): Informal plans are under review.
- Planning Area: San Antonio/Rengstorff/Del Medio
- Project Planner: [Nancy Minicucci](#)
- Applicant: Lennar

17. UDR (1984 W. El Camino Real) ✓ ⚠

In November 2013, the City Council approved a 160-unit apartment project with 4,000 square feet of ground floor retail space, and a Heritage Tree Removal Permit to remove 10 Heritage trees, to replace the Pacific Inn Motel on a 2.85-acre site, located on the north side of El Camino Real between Escuela Avenue and Rengstorff Avenue.



- Status/Next Step(s): Approved. Construction is underway.
- Planning Area: San Antonio/Rengstorff/Del Medio
- Project Planner: [Rebecca Shapiro](#)
- Applicant: UDR, Inc. (West El Camino LLC)

18. Residence Inn Gatehouse (1854 W. El Camino Real)

Request for a Development Review Permit to allow the construction of an 8,940 square foot hotel gatehouse and a Heritage Tree Removal Permit for the removal of 3 heritage trees on a 3.22 acre project site, located on the north side of El Camino Real West, between Mariposa and Escuela Avenue.

- Status/Next Step(s): Application has been submitted. Staff review is underway.
- Planning Area: Central Neighborhoods
- Project Planner: [Diana Pancholi](#)
- Applicant: DLR Group

19. Residence Inn (1740 W. El Camino Real) ✓ ⚠

In August 2013, the Zoning Administrator approved a Conditional Use Permit for a new four story, 22,000 square foot hotel building with 32 rooms on a 0.38-acre site.

- Status/Next Step(s): Approved. Construction is currently underway and is expected to be completed in summer 2016.
- Planning Area: Central Neighborhoods
- Project Planner: [Nancy Minicucci](#)
- Applicant: DLR Group

20. Tropicana Lodge – Prometheus (1720 W. El Camino Real) ✓ ⚠

In March 2013, the City Council approved a request for a Rezone from CRA (Commercial/Retail Arterial) to P (Planned Community), a Planned Community Permit to construct up to a 162-unit residential apartment building in two four-story buildings and the removal of 11 heritage trees to replace the Tropicana Lodge and Western Appliance Store on a 2.51-acre site, on the north side of El Camino Real, between Mariposa Avenue and Escuela Avenue.



- Status/Next Step(s): Approved. Construction started in January 2014 and is expected to be completed spring of 2016.
- Planning Area: Central Neighborhoods
- Project Planner: [Lindsay Hagan](#)
- Applicant: Prometheus Real Estate Group

21. Austin's – Prometheus (1616 W. El Camino Real)  

In March 2014, the City Council approved a request for a Rezone from the CRA (Commercial/Residential-Arterial) district to the P (Planned Community) district, a Planned Community Permit to construct a 66 unit, 4-story apartment building to replace two existing retail buildings totaling approximately 6,100 square feet, and a Heritage Tree Removal Permit for the removal of two heritage trees on a 0.99 acre project site, located on the northwest corner of El Camino Real and Mariposa Avenue

- Status/Next Step(s): Approved. Construction started in December 2014 and is expected to be completed in summer 2016.
- Planning Area: Central Neighborhoods
- Project Planner: [Lindsay Hagan](#)
- Applicant: Prometheus Real Estate Group

22. 1701 W. El Camino Real

Request for a Planned Community Permit and State density bonus to construct a 65-unit affordable studio apartment development (including one, 1-bedroom manager's unit) on a 0.49-acre vacant lot. This project site is located on the southwest corner of West El Camino Real and Rich Avenue in the P-38 (El Camino Real) Precise Plan. This is a City-partnered NOFA project; City Council authorized the reservation of funding for the development at a public hearing on October 20, 2015.

- Status/Next Step(s): Awaiting revisions. The application was submitted in December 2015. A DRC meeting is tentatively scheduled for February 2016 to review the project design.
- Planning Area: Springer/Cuesta/Phyllis
- Project Planner: [Rebecca Shapiro](#)
- Applicant: Palo Alto Housing (PAH)

23. Harv's Car Wash - Regis Homes (1101 W. El Camino Real)  

On November 12, 2014, the City Council approved a Zoning Map Amendment to rezone the rear portion of the project site from R2-9sd (One- and Two-Family Residential Special Design) district to the CRA (Commercial/Residential-Arterial) district and a General Plan Map Amendment to alter the land use designation for the same portion of the project site from Medium-Density Residential to Mixed-Use

Corridor, a Conditional Use Permit and Development Review Permit for a 4-story, 52-unit condominium development with a 35% density bonus, under State Density Bonus Law, and one-level of underground parking, and a Heritage Tree Removal Permit to remove one Heritage Tree on a 0.98 acre (42,127-square-foot) project site. The proposed project includes demolishing the existing Harv's Carwash and replacing it with 52 ownership units, resulting in approximately 73,445 net new square feet of development on the site.



- Status/Next Step(s): Approved. Building permit plans are currently under review. Construction of the underground parking has begun.
- Planning Area: Springer/Cuesta/Phyllis
- Project Planner: [Lindsay Hagan](#)
- Applicant: Regis Homes Bay Area

24. Greystar (801 W. El Camino Real)

Request for a Zoning Map Amendment from the CRA (Commercial/Residential-Arterial) district to the P (Planned Community) district, a Planned Community Permit to construct a new mixed-use project with 164 apartment units and 10,800 square feet of commercial space on a 2.39 acre project site, replacing 22,380 square feet of existing commercial development.

- Status/Next Step(s): Approved. Under Construction.
- Planning Area: Springer/Cuesta/Phyllis
- Project Planner: [Stephanie Williams](#)

- Applicant: Greystar

25. Wonder Years Preschool (86 El Camino Real) 

On October 14, 2015, the acting Zoning Administrator approved an application by Wonder Years Preschool to build a new 2-story, 4,800-square-foot preschool building on a site adjacent to their current property. The project would replace an existing 1-story building that currently houses a car-stereo business.

- Status/Next Step(s): Approved.
- Planning Area: Central Neighborhoods
- Project Planner: [Eric Anderson](#)
- Applicant: Wonder Years Preschool

26. Loop Convenience Store (790 E El Camino Real)

Request for a Planned Community Permit to reconstruct the existing gas station and car wash and to add a new 2,940 sf convenience store, and a Heritage Tree Removal Permit to remove up to 5 Heritage Trees.

- Status/Next Step(s): Under Review.
- Planning Area: Grant/Sylvan
- Project Planner: [Eric Anderson](#)
- Applicant: AU Energy, LLC

EAST WHISMAN CHANGE AREA

27. East Whisman Precise Plan

On June 23, 2015, the City Council accepted a VTA grant to help develop a new East Whisman Precise Plan. A scope of work for this new plan will be brought to the City Council in 2016.

- Planning Area: Moffett/Whisman
- Project Planner: [Lindsay Hagan](#)

28. National Avenue Partners (600 National Ave.) ✓ ⚠

In May 2014, the City Council approved a request by National Avenue Partners to rezone 4.8 acres (210,346 sq. ft.) from ML (Limited Industrial) District to P (Planned Community) District to allow a new 4-story, 140,654 sq. ft. office building (0.67 FAR) a one-story parking structure and the removal of 11 Heritage trees to replace four industrial buildings.



- Status/Next Step(s): Approved. Project is under construction.
- Planning Area: Moffett/Whisman
- Project Planner: [Lindsay Hagan](#)
- Applicant: National Avenue Partners

29. The Quad / Lovewell (369 N. Whisman Rd.) ✓

In September 2011, the City Council approved a request for a Transit Oriented Development, Planned Unit Development Permit and Heritage Tree Removal Permit to construct a three-story 70,846 sq. ft. office building, a four-story 109,927 sq. ft. office building and two four-story parking structures on a 29.3-acre site (0.49 FAR) with seven existing office buildings and the removal of 22 heritage trees. The approval also included a parking reduction of 143 spaces or 6.9 percent of the required parking, a Tentative Map to create 13 parcels, and a 10-year Development Agreement. The site is located on the east side of N. Whisman, north of E. Middlefield Road.

- Status/Next Step(s): Approved, but inactive at this time. Entitlements are vested through September 2021.
- Planning Area: Moffett/Whisman
- Project Planner: [Terry Blount](#)
- Applicant: Whisman Associates, LLC

30. Renault & Handley (580 – 620 Clyde Avenue)

On November 17, 2014, the City Council authorized staff to study a new 178,477 square foot, 5-story office building and a three-story parking garage on a 5.15 acre site. In April 2015, the applicant submitted a formal application, including a request for a rezoning from ML (Limited Industrial) to P (Planned Community), and a Heritage Tree Removal Permit for the removal of up to 39 Heritage trees. The project would replace two one-story light industrial buildings totaling approximately 75,000 square feet.

- Status/Next Step(s): Under review.
- Planning Area: Moffett/Whisman
- Planner: [Eric Anderson](#)
- Applicant: Renault & Handley

31. Symantec (575 E. Middlefield Rd.)

In February 2010, the City Council approved a request for a Transit Oriented Development Permit to construct a 102,419 sq. ft., four-story office building on a 10.7-acre site (0.5 FAR) with three existing office buildings and a request for a heritage tree permit to remove 21 heritage trees. The approval includes upgrades to the existing parking lot and landscaping, a parking reduction of 62 spaces or 7.9 percent of the total required parking, a parcel map to create condominium parcels for the buildings, and an 8-year Development Agreement. This property is located on the south side of East Middlefield Road between Ellis Street.

- Status/Next Step(s): Approved, but inactive at this time. Entitlements are vested through February 2018. The applicant applied for an amendment to the Development Agreement (DA), and the request was considered by the City Council on March 31, 2015. Council approved a DA amendment in May of 2015.
- Planning Area: Moffett/Whisman
- Project Planner: [Elizabeth Cramblet](#)
- Applicant: Symantec

32. Google (700 E. Middlefield Road and 1100 W. Maude Avenue) 

Google has submitted a request for a Site Plan and Architectural Review approval to modify the parking lots for this existing office campus. The project would include removal of parking and addition of a landscape courtyard.

- Status/Next Step(s): Approved. Building permit plans are currently under review.
- Planning Area: Moffett/Whisman
- Project Planner: [Lisa Ring](#)
- Applicant: Google, Inc.

MOFFETT CHANGE AREA

33. Prometheus (100 Moffett Blvd.)  

In December 2013, the City Council approved a 184-unit apartment project. The project includes three new residential buildings on an approximately 2.68 acre site. The project includes the conversion of an existing vehicle on-ramp to a bicycle/pedestrian-only paseo connecting Stierlin Road to the corner of Central Expressway and Moffett Boulevard.



- Status/Next Step(s): Approved. Construction is underway and expected to be completed by mid/late-2016.
- Planning Area: Moffett/Whisman
- Project Planner: [Rebecca Shapiro](#)
- Applicant: Prometheus Real Estate Group

34. Hampton Inn Addition (390 Moffett Blvd.) 🟢

In March 2014, the Zoning Administrator approved an application by Hampton Inn and Suites to allow an 11,630 square foot, 21 room addition to an existing 52,707 square foot, 87 room hotel (Hampton Inn and Suites), a parking reduction of 18 spaces (93 from the required 111), and a Heritage Tree Removal Permit to remove 1 Heritage Tree on a 1.34 acre project site. Expansion was made possible when the hotel owner purchasing the adjacent parcel at 330 Moffett Blvd.

- Status/Next Step(s): Approved. The building permit plans are under review.
- Planning Area: Moffett/Whisman
- Planner: [Elizabeth Cramblet](#)
- Applicant: Tobin Dougherty (Architect)

DOWNTOWN AND EVELYN CORRIDOR PRECISE PLANS

35. Hope Street Investors (231-235 Hope St.)

In June 2015, the City Council approved a request for a Planned Community permit and Provisional Use Permit for a four story, 9-unit condominium project replacing three apartment units, and a Heritage Tree removal permit to remove 2 Heritage Trees on a 0.26 acre site located on the east side of Hope Street between Villa and Dana Street.

- Status/Next Step(s): Approved. Building permit plans are under review.
- Planning Area: Central Neighborhoods
- Project Planner: [Diana Pancholi](#)
- Applicant: Bill Maston Architect & Associates

36. Downtown Mixed Use Building (605 Castro St.)

In April 2013, the City Council approved a Planned Community Permit for a new four story, mixed use building with eight condominium units and 28,000 square feet of commercial space and Heritage Tree Removal Permit for the removal of four Heritage trees, to replace two office buildings and a single-family residence on a 0.46-acre project site.

- Status/Next Step(s): Approved. Construction began in summer of 2014 and is expected to be completed early 2016.
- Planning Area: Central Neighborhoods
- Project Planner: [Stephanie Williams](#)
- Applicant: MPM Corporation

37. Residential Condominium Project (325, 333 & 339 Franklin Street)

Request for review of a Planned Community Permit to replace 13 existing rental units with a 15-unit condo project on a 0.52 acre lot.

- Status & Next Steps: Awaiting revisions.
- Planning Area: Central Neighborhoods
- Project Planner: [Lisa Ring](#)
- Applicant: DaRosa Associates

38. St. Joseph's Church (582 Hope Street, corner of Castro & Church)

Request for a Planned Community Permit to construct a mixed-use development with (1) a 3- to 4-story, 96,500 square foot commercial building along Castro Street with 8,000 square feet of ground-floor retail and 3-levels of underground parking; (2) 12 residential units and a 3,400 square foot church parish office along Hope Street; and (3) a Heritage Tree Removal Permit to remove 4 Heritage trees. This project will replace an existing surface parking lot at the northeast corner of Castro and Church Streets and an existing one-story, 7,400 sq. ft. church parish building on Hope Street. The church will remain. The project is located on the north side of Church Street between Castro Street and Hope Street.

- Status & Next Steps: Awaiting revisions. A neighborhood outreach meeting was held on October 28, 2015, and a second DRC meeting was held on December 2, 2015 to review the architectural design of the project. A third DRC meeting is tentatively scheduled for March 2016.
- Planning Area: Central Neighborhoods
- Project Planner: [Rebecca Shapiro](#)
- Applicant: The Sobrato Organization and the Roman Catholic Bishop of San Jose

39. Fairmont Mixed Use Project (881 Castro Street)

Request for a Provisional Use Permit and Planned Community Permit to construct a 4-story, mixed-use building with 9,200 sq. ft. of ground-floor commercial space and 18 condominium units with two levels of underground parking and a Tentative Map to merge four lots into one lot with condominium lots to replace three existing commercial buildings and a four-unit apartment building on a 0.41-acre project site. The project site is located on the northeast corner of Castro Street and Fairmont Avenue through to Hope Street in the P-19 (Downtown) Precise Plan.

- Status & Next Steps: Under Review.
- Planning Area: Central Neighborhoods
- Project Planner: [Lindsay Hagan](#)
- Applicant: Castro GPRV 10, LLC

PLANNING PROJECTS OUTSIDE OF CHANGE AREAS AND DOWNTOWN/EVELYN CORRIDOR

Monta Loma/Farley/Rock Planning Area

40. Windsor Academy (908 N. Rengstorff Ave.)

In October 2014, the Zoning Administrator approved a Conditional Use Permit and Development Review Permit for a new 2-story, 8,088-square-foot, 84 child daycare center and a Heritage Tree removal permit to remove two Heritage Trees on a 0.43 acre (18,731 sq. ft.) project site. The project includes the demolition of one single-family home, resulting in 7,318 net new square feet of development on the site.

- Status/Next Step(s): Approved. Under construction.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Lindsay Hagan](#)
- Applicant: Windsor Academy

41. D.R. Horton (827 N. Rengstorff Ave.)

In April 2013, the City Council authorized a Gatekeeper request by City Ventures to study a rezoning of 1.4 acres of industrial land to allow a mixed-use retail and condominium project. After further consideration, City Ventures proposed a lower-density rowhouse project. In June 2014, the City Council approved a General Plan Land Use Map Amendment from Limited Industrial to Medium Density Residential (13 to 25 units per acre), a Zoning Map Amendment from ML (Limited Industrial) to R3-2 (Multiple Family Residential), a Planned Unit Development Permit and Development Review Permit for a new 24-unit rowhouse development, a Heritage Tree Removal Permit for seven trees, and a Tentative Map for 24 rowhouses on a 1.4 acre site located at the south east corner of North Rengstorff Avenue and Colony

Street. The project includes demolition of an existing one-story industrial building. D.R. Horton has purchased the site from City Ventures.



- Status/Next Step(s): Approved. Building permit plans are currently under review. A demolition permit was issued in February 2015 and demolition is complete.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Mariya Hodge](#)
- Applicant: D.R. Horton

42. Paul Ryan (858 Sierra Vista Ave.)

On November 12, 2014 the City Council approved a Request for a Planned Unit Development Permit, Development Review Permit, and Heritage Tree Removal Permit to allow for four small-lot, single-family homes to replace an existing home, on a 0.52 acre project site, located on the west side of Sierra Vista Avenue between Colony Street and Plymouth Street in the R3-2 (Multiple-Family Residential) district.

- Status/Next Step(s): Approved. The applicant intends to submit for building permits in fall 2016.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Diana Pancholi](#)
- Applicant: Paul Ryan

43. William Lyon Homes (1951 Colony St.) ✓ ⚠

In November 2013, the City Council approved a General Plan Amendment from General Industrial to Medium Density Residential (13 to 25 units per acre), a Zoning Map Amendment from the General Industrial (MM-40) district to the Multiple-Family Residential (R3-2) district, a Planned Unit Development Permit for a 33 unit rowhouse project, and a Heritage Tree Removal Permit to allow the removal of 11 Heritage Trees on a 1.83 acre project site, located on the southeast corner of Sierra Vista Avenue and Colony Street.



- Status/Next Step(s): Approved. Construction began in summer 2014 and is anticipated to be completed in early 2016.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Stephanie Williams](#)
- Applicant: William Lyon Homes

44. Dividend Homes (1958 Rock St.) ✓ ⚠

In June 2013, the City Council approved a request for a Planned Unit Development to allow 19 rowhomes, replacing 12 apartment units, and a Heritage Tree Removal Permit for the removal of 5 Heritage trees, on a 1.13-acre project site, located between Sierra Vista Avenue and North Rengstorff Avenue.



- Status/Next Step(s): Approved. Construction began in summer 2014 and completion is expected by November 2015.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Diana Pancholi](#)
- Applicant: Dividend Homes

45. Paul Ryan (2392 Rock St.) ✓

In March 2013, Paul Ryan submitted a request for a Planned Unit Development Permit and a Heritage tree removal permit associated with a 3-unit small-lot single-family development on a 0.38 acre site.

- Status/Next Step(s): Approved. The building permit plans are under review.
- Planning Area: Monta Loma/Farley/Rock
- Planner: [Elizabeth Cramblet](#)
- Applicant: Paul Ryan

46. 333 N. Rengstorff Ave. ✓

In March 2015 the City Council approved a request by Dinar & Associates for a 29 unit rowhouse project on a 1.72 acre site. In July 2015 the property was sold and the new owners have stated their intention of rehabilitating the existing apartment complex and site improvements.

- Status/Next Step(s): Approved. Owner sold property. New owner decided to rehabilitate apartment complex instead of continuing with approved project.

- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Elizabeth Cramblet](#)
- Applicant: Moshe Dinar, Architect; Mounir Kardosh, Owner

47. Classic Communities (1946 San Luis Ave.) ✓ ⚠

In May, 2014 the City Council approved a request by Classic Communities for a 28 unit rowhouse project on a 1.6 acre site. The properties included a total of 25 existing units.

- Status/Next Step(s): Approved. Under construction.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Diana Pancholi](#)
- Applicant: Classic Communities

48. 1998-2024 Montecito Ave. ✓

On May 26, 2015 the City Council approved an application for a 3-story 17-unit condominium project with underground parking on 0.93 acre project site. The project would replace three apartments and a single-family home, and would remove up to 11 Heritage trees. The project includes a two unit Density Bonus request and includes one very low income unit.



- Status/Next Step(s): Approved.

- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Eric Anderson](#)
- Applicant: Stuart Welte (Architect)

49. 647 Sierra Vista Ave. ✓

On October 20, 2015 the City Council approved a 29-rowhome project on a 1.6 acre site in the R3-2.2 (Multiple Family) District.

- Status/Next Step(s): Approved. Building permit plans under review.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Diana Pancholi](#)
- Applicant: Classic Communities

50. 1968 Hackett Ave. & 208-210 Sierra Vista Ave. ✓

The applicant submitted a request for a Planned Unit Development and Development Review Permits to allow construction of a 24-unit rowhouse project to replace 21 existing apartment units and a request to remove 8 Heritage trees on a 1.60 acre project site in the R3-2.2 (Multiple-Family) Zoning District.

- Status/Next Step(s): Approved. The building permit plans are under review. Construction is expected to begin mid-2016.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Rebecca Shapiro](#)
- Applicant: Dividend Homes

51. California Communities/Peninsula Communities (2025 and 2065 San Luis Avenue)

Request for a Planned Unit Development Permit, Development Review Permit, and Tentative Tract Map for a new 33-unit rowhouse development on a vacant 0.93-acre site. The project was initially submitted in October 2014 for a nine-unit development on a vacant lot at 2065 San Luis Avenue. The Developer acquired the adjacent 17-unit apartment complex site at 2025 San Luis Avenue and submitted revised plans in August 2015 for an expanded project on both properties.

- Status/Next Steps: Under review.

- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Mariya Hodge](#)
- Applicant: California Communities/Peninsula Communities

Moffett/Whisman Planning Area

52. Calvano Development (1001 N. Shoreline Blvd)

Request for a Development Review Permit for the construction of a 4-story, 111,443 square foot office building with outdoor amenity space and a surface parking lot; a Heritage Tree Removal Permit to remove 33 Heritage trees, and a lot merger to combine 9 lots into one parcel on a 7.3-acre site, located on the northeast corner of N. Shoreline Boulevard and Terra Bella Avenue in the ML (Limited Industrial) and MM (General Industrial) districts. The project would result in the demolition of nine existing commercial and industrial buildings.

- Status/Next Step(s): Approved. Building permit plans are under review. Demolition completed in December 2015.
- Planning Area: Moffett/Whisman
- Project Planner: [Lindsay Hagan](#)
- Applicant: Calvano/CPR Mountain View Venture, LLC

53. 1075 Terra Bella Avenue

In April 2015, Calvano Development submitted a request for a Development Review Permit for a new 13,046 square foot R&D building on a 37,312 square foot site, and a Heritage Tree Removal Permit for the removal of up to 24 heritage trees. The site currently contains several small residential structures in the MM (General Industrial) Zoning District.

- Status/Next Step(s): Awaiting revisions.
- Planning Area: Moffett/Whisman
- Project Planner: [Eric Anderson](#)
- Applicant: Calvano Development

54. 750 Moffett Boulevard (Moffett Gateway)

Request for a General Plan Land Use Map Amendment from undesignated Caltrans property to Mixed-Use Corridor, a Zoning Map Amendment from A (Agriculture) and undesignated Caltrans property to P (Planned Community), and a Planned Community Permit and Development Review Permit for a 255 room hotel and 200,000 square foot office building on a vacant 10 acre project site. The project site is located in the southwest quadrant of Highway 101 and Moffett Boulevard.

- Status: Under review.
- Planning Area: Moffett/Whisman
- Planner: [Stephanie Williams](#)
- Applicant: Broadreach Capital Partners

55. Linde Hydrogen Fueling Station (830 Leong Dr.)

Request for a Provisional Use Permit to construct new hydrogen fueling station tank, enclosure and site improvements at an existing gas station, and a Heritage Tree Removal Permit to remove 5 Heritage Trees.

- Status/Next Step(s): Under review.
- Planning Area: Moffett/Whisman
- Project Planner: [Eric Anderson](#)
- Applicant: Linde

56. Holiday Inn Express (870 Leong Dr.)

Request for a Planned Community Permit and Development Review Permit for the construction of a new 41,039 square foot, 78-room hotel, on a 0.85-acre site, located on the west side of Leong Drive.

- Status/Next Step(s): Incomplete. Awaiting revisions.
- Planning Area: Moffett/Whisman
- Project Planner: [Diana Pancholi](#)
- Applicant: Temple Hospitality

57. 660 Tyrella Avenue

In March 2015, the applicant submitted a request for a Planned Community Permit and Development Review Permit for a 37 unit rowhouse project and a Heritage Tree Removal Permit to remove eight heritage trees to replace 52 apartment units on a 1.84 acre project site, located on the southwest corner of Tyrella Avenue and Fairchild Drive.

- Status: Under review.
- Planning Area: Moffett/Whisman
- Planner: [Lisa Ring](#)
- Applicant: Warmington Residential

58. Dividend Homes (111 & 123 Fairchild Dr.)  

In January 2014, the City Council approved a request for a Planned Community Permit and Planned Unit Development Permit to allow 18 rowhomes, replacing 6 apartment units and 5 industrial buildings, and a Heritage Tree Removal Permit to remove eight Heritage trees, on a 1.0-acre project site, located on the southeast corner of Tyrella Avenue and Fairchild Drive.

- Status/Next Step(s): Approved. Under construction.
- Planning Area: Moffett/Whisman
- Project Planner: [Diana Pancholi](#)
- Applicant: Dividend Homes

59. 133-149 Fairchild Dr. 

Request for a Planned Community Permit and Planned Unit Development Permit to allow a new 35-unit rowhouse project and a Heritage Tree Removal Permit to remove 10 Heritage trees on a 1.8 acre project site, located on the south side of Fairchild Drive between Tyrella Avenue and North Whisman Road.

- Status/Next Step(s): This project is phase II of the 111 Fairchild Dr. project. Council approved the project July 7, 2015. Building permit plans are under review.
- Planning Area: Moffett/Whisman
- Project Planner: [Diana Pancholi](#)
- Applicant: Dividend Homes

60. Warmington Residential (277 Fairchild Dr.) ✓

In February 2014, the applicant submitted a Planned Community Permit request for a rowhouse project on a 1.47 acre site with frontage on Fairchild Drive and Evandale Avenue on the block between North Whisman Road and Tyrella Avenue. The project includes 22 3-story attached single-family homes and four 2-story detached single-family homes, facing Evandale Avenue. The project would remove up to 8 Heritage Trees. Existing uses on the lot include two single-family homes, a motel, and a small convenience store.



- Status/Next Step(s): Approved. The City Council approved the project on June 9, 2015. Building permit plans are under review.
- Planning Area: Moffett/Whisman
- Project Planner: [Eric Anderson](#)
- Applicant: Warmington Residential

61. Hetch-Hetchy Property (450 N. Whisman Dr.) ✓

In April 2013, the applicant submitted a request for a Planned Unit Development Permit and Development Review Permit for a 37-unit rowhouse development and a public trail on a vacant 6.4 acre property, located on North Whisman Road between Whisman Court and Walker Drive. The City Council approved the project on November 12, 2014.



- Status/Next Step(s): Approved. Grading has begun. The building permit plans are under review.
- Planning Area: Moffett/Whisman
- Project Planner: [Eric Anderson](#)
- Applicant: SummerHill Homes

62. DeNardi Homes (186 East Middlefield Rd.)

In January 2015, the applicant submitted a request for a Planned Unit Development Permit and Development Review Permit for an 8-unit condominium project, replacing several small residential structures and a request to remove up to six Heritage trees. In August 2015 it was revised to an 8-unit condominium project over a shared parking podium. The project will be oriented toward Flynn Ave. and will not remove the structures facing East Middlefield Rd.

- Status/Next Step(s): Under review. A DRC meeting is tentatively scheduled for February 3, 2016.
- Planning Area: Moffett/Whisman
- Project Planner: [Eric Anderson](#)
- Applicant: DiNardi Homes

63. 167 North Whisman Road

In September 2013, plans were submitted for a 2-unit small-lot single-family subdivision totaling approximately 6,600 square feet on 0.3 acres in the Whisman Station Precise Plan area.

- Status/Next Step(s): Under review. Staff is awaiting project revisions.
- Planning Area: Moffett/Whisman
- Project Planner: [Clarissa Burke](#)
- Applicant: Jose Rama (Architect); Ian Anderson (Owner)

64. Antenna Farm (Pacific Dr.) 

Request for a Precise Plan Amendment to the Whisman Station Precise Plan to allow small-lot single-family homes where rowhomes are required and a Planned Community Permit for 16 small-lot single-family homes on a vacant 2 acre project site.

- Status/Next Step(s): Approved. Building permit plans are under review.
- Planning Area: Moffett/Whisman
- Project Planner: [Stephanie Williams](#)
- Applicant: Summerhill Homes

65. 100 and 420-430 Ferguson Drive (Pulte Homes) 

In June 2015, the City Council approved a Planned Community Permit for 198 rowhouse units, a 2.76-acre public park, and new public streets. The project site is located in the South Whisman Precise Plan and is part of the South Whisman Master Plan.

- Status/Next Steps: Approved. Revised building permit plans were submitted in January 2016 and are currently under review.
- Planning Area: Moffett/Whisman
- Project Planner: **Melinda Denis**
- Applicant: Pulte Homes

66. 500 Ferguson Drive (EFL Development) ✓

In June 2015, the City Council approved a Planned Community Permit for 394 residential apartments and 3,000 square feet of commercial space, in two four-story buildings over an underground parking garage. The project site is located in the South Whisman Precise Plan and is part of the South Whisman Master Plan.

- Status/Next Steps: Approved. Building permit plans were submitted in January 2016 and are currently under review.
- Planning Area: Moffett/Whisman
- Project Planner: **Melinda Denis**
- Applicant: EFL Development

San Antonio/Rengstorff/Del Medio Planning Area

67. Mora-Ortega Precise Plan

Request for a Planned Community Permit, Planned Unit Development and Heritage Tree Removal permit to demolish 15 existing industrial buildings on 17 lots in order to construct 75 attached rowhomes, and a 0.45-acre public park on a 5.13 acre total project site. The project is located on the east side of Ortega Avenue between California Street and the terminus of Ortega Avenue.

- Status/Next Step(s): This item is scheduled for a February 2, 2016 City Council hearing.
- Planning Area: San Antonio/Rengstorff/Del Medio
- Project Planner: **Melinda Denis**
- Applicant: Lennar Homes

68. Anton Caltega (394 Ortega Avenue)

In December 2015, Anton Development Company submitted a formal request for a Planned Community Permit for a 4-story, 144-unit apartment building with 2 levels of underground parking to replace a single family home and accessory structures. The 1.62-acre project site is on the southwest corner of California Street and Ortega Avenue in the San Antonio Precise Plan area.

- Status/Next Step(s): Under review
- Planning Area: San Antonio/Rengstorff/Del Medio
- Project Planner: **Eric Anderson**
- Applicant: Anton Development Company

69. Barry Swenson Builder (1958 Latham Street)

In January 2015, a formal application was submitted for a new three story, 6-unit rowhouse project on a 0.39-acre site, replacing a single-family home and a large garage structure and a Heritage Tree Removal Permit for the removal of up to five Heritage trees. In August 2015 the project was revised to preserve the two large Coast Live Oaks on the property.

- Status/Next Step(s): Under review. A Zoning Administrator hearing is scheduled for February 10, 2106. A City Council hearing is tentatively scheduled for March 15, 2016.
- Planning Area: San Antonio/Rengstorff/Del Medio
- Project Planner: **Eric Anderson**
- Applicant: Barry Swenson Builder

70. Senior Assisted Living (574 Escuela Ave.) 

In January 2013, the City Council approved a Zoning Text Amendment, Conditional Use Permit, Planned Unit Development Permit and Heritage Tree Removal permit to allow 44 senior assisted living beds, in a two-story, senior assisted-living project to replace an existing multi-family building on a 0.55 acres project site.

- Status/Next Step(s): Approved. Building Permit plans are under review.
- Planning Area: San Antonio/Rengstorff/Del Medio
- Project Planner: [Stephanie Williams](#)
- Applicant: Wayne Aozasa

Miramonte/Springer Planning Area

71. El Camino Real Hospital Campus Update (2500 Grant Rd.)

Request for a Planned Community Permit to construct a new 2-story, 63,000 sq. ft. Behavioral Health building, a new 7-story, 260,000 sq. ft. medical office building, a new 5-level 350-stall parking structure adjacent to the new medical office building, and 4-level, 370-stall addition to the existing North Parking Garage; and a Heritage Tree Removal Permit to remove 15 heritage trees and relocate 15 heritage trees on the 40-acre hospital campus. The project includes demolition of the following existing buildings: a 21,300 sq. ft. behavioral health building, a 278,372 sq. ft. Old Main Hospital Building, and a 90,000 sq. ft. North Addition Building (adjacent to the Old Main Hospital) and removal of 198 surface parking stalls.

- Website: [El Camino Hospital](#)
- Status/Next Step(s): Under Review.
- Planning Area: Springer/Cuesta/Phyllis
- Project Planner: [Lindsay Hagan](#)
- Applicant: El Camino Hospital

Grant/Sylvan Planning Area

72. Live Oak Properties (525 East Evelyn Ave.)

In September 2012, the City Council approved a request for a Planned Unit Development Permit, and Development Review Permit to allow a 70-unit attached rowhouse project and a Heritage Tree Removal Permit to remove 7 Heritage trees, on a 3.65 acre lot with existing industrial buildings. The project is Phase II of the Shea Home project on East Evelyn Avenue and is located on the south side of East Evelyn Avenue, east of Highway 237.

- Status/Next Step(s): Approved. The property owner requested a permit extension for the PUD permit and the tentative map to September 12, 2016. The extension of time request was approved by the Zoning Administrator on June 25, 2014.
- Planning Area: Grant/Sylvan
- Project Planner: **Terry Blount**
- Applicant: Live Oak Properties

73. Evelyn Family Apartments (779 E. Evelyn Avenue)

Request for a General Plan Map Amendment to alter the land use designation from General Industrial to High-Density Residential, a Zoning Map Amendment to rezone the property from P(30) Sylvan-Dale Precise Plan to R4 (High-Density Residential) zoning district, a Development Review Permit to construct a 4-story, 116-unit apartment building for low- and very-low income households with two on-site manager units and one-level of underground parking, a Heritage Tree Removal Permit to remove ten Heritage trees, and replace an existing two-story office building and a one-story commercial building.

- Status/Next Step(s): Under Review. The EPC hearing is tentatively scheduled for February 17, 2016 and the City Council hearing is tentatively scheduled for March 1, 2016.
- Planning Area: Grant/Sylvan
- Project Planner: **Lindsay Hagan**
- Applicant: ROEM

74. 334 Bryant Avenue

Request for a Preliminary Parcel Map to subdivide a 0.9-acre lot into four single-family lots, a Planned Unit Development Permit and a Development Review Permit to construct four new single-family homes replacing one existing single-family home, and a Heritage Tree Removal Permit to remove three Heritage trees. The project is located on the north side of Bryant Avenue near Stacey Court.



- Status/Next Steps: Incomplete; awaiting revisions.
- Planning Area: Grant/Sylvan
- Project Planner: [Mariya Hodge](#)
- Applicant: Kanu Patel

75. Adachi Project (1991 Sun Mor Avenue)

In August 2015, the applicant submitted a formal application for a for a Planned Unit Development permit and a Development Review Permit to allow development of 11 single family homes, a Heritage Tree Removal Permit to remove 27 Heritage trees, and a Tentative Map to subdivide existing 5-acre lot into 12 lots. This property is located at the north terminus of Sun Mor Avenue, in the R1-10 (Single-Family Residential) district.

- Status/Next Step(s): Under Review.
- Planning Area: Grant/Sylvan.
- Project Planner: [Diana Pancholi](#)
- Applicant: Summerhill Homes

CITY-WIDE PROJECT (Not shown on map.)

76. Multimodal Improvement Plan

In November 2015 the City Council approved a scope of work for a Multimodal Improvement Plan. The Plan will include City improvements, programs and services to support alternative transportation modes, such as bicycles, transit and walking. It will comply with VTA requirements to document existing and future efforts to address increased vehicle congestion and will be reviewed by the VTA Board of Directors. The project also includes a nexus study to adopt a City-wide Transportation Impact Fee.

- Status/Next Step(s): The project team is conducting preliminary data collection and analysis.
- Project Planner: [Eric Anderson](#)

Attachment:

- February 2016 – Planning Division Update Map

